Davidson County DEEDWARR
Recvd: 07/08/05 11:37 2 pgs
Fees:13.00 Taxes:767.75

20050708-0079197

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Anthony Schumann	Anthony Schumann	083-09-0
1210 Ordway Place	P.O. Box 148515	GROUP
Nashville, Tennessee 37206	Nashville, Tennessee 37214	PARCEL 030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seven Thousand Five Hundred Dollars and Zero Cents ($207,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Martin French, a single person and Alvarez Martin, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anthony Schumann, married, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 15 of Block "C" of F. O. Beasley's Subdivision of East Nashville, a plan of which is of record in Plant Book 2, page 66, Chancery Court for Davidson County, Tennessee.

SAID Lot no. 15 fronts 50.0 feet on the south side of Grove Avenue, now Ordway, and extends back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to Martin French and Alvarez Martin by deed dated April 29, 2005, from Thomas Milton Davidson, as to an undivided 3/5 interest, Ola Juanita Holt, as to an undivided 1/5 interest, and Joseph Notley Davidson, Jr., as to an undivided 1/5 interest, of record as Instrument No. 20050503-0048997 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 1210 Ordway Place, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and

the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of July, 2005.

Martin French

Alvarez Martin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Martin French and Alvarez Martin, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

